



Aga Farm
Caerphilly, CF83 3EJ

Watts
& Morgan



Aga Farm

Rudry, Caerphilly, CF83 3EJ

£995,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Aga Farm sits in approximately 28.04 acres, commanding outstanding views across the valley. Ideal for those looking for outdoor space who would like to escape to the countryside and rural life. It is ideally located with easy access to local amenities & transport links. The property is in need of refurbishment, currently accommodation comprises; entrance hallway, kitchen, 2 bedrooms, a reception room and WC to the ground floor with a third bedroom located on the first floor. Externally enjoying large agricultural outbuildings with an established farm stead. Previously used as a working small holding, the property lends itself to either equestrian use or small rural enterprises subject to the necessary planning consents.

Directions

Travelling East on the M4 take exit 32 toward Northern Avenue/A470. At the Coryton Roundabout, take the 4th exit onto the A470 slip road to Cardiff, then a slight left onto Pantmawr Rd. At the next roundabout take the 2nd exit onto Rhiwbina Hill, continuing onto Heol-Y-Deri. Then take the next left onto Heol Llanishen Fach and left again onto Thornhill Rd. At the roundabout take the 2nd exit onto Excalibur Dr, and again at the second roundabout take the 2nd exit to continue on Excalibur Dr. At the next roundabout take the 2nd exit and at the fourth roundabout, take the 3rd exit onto Cherry Orchard Rd. Take the left onto Graig Rd, continuing on it for approximately 1 mile. The entrance to the farm is then situated on the right. W3W:///held.soup.life

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Summary of Accommodation

ABOUT THE PROPERTY

The house itself is built via a non-traditional construction where the property is within an agricultural barn, adjoining a storage outbuilding. The house itself comprises of a single story property, with 3 Bedrooms, one of which is set on a mezzanine. Planning permission was granted by Caerphilly Council for the dwelling with the reference 07/0006/CLPU. On entering the property you are greeted with an open plan living room and kitchen, with two bedrooms adjoining and WC.

To the south of the house there is a large agricultural barn, previously used for storage and housing livestock, the barn itself measures approximately 533sqm. This is all set within approximately 28.04 acres of agricultural land, being a combination of permanent pasture and rough grazing. The pasture is divided into several individual parcels. The land is considered predominately stock proof with boundaries primarily comprising of stock fencing.

SITUATION

The property, set in a picturesque village community with rural charm, adjoins the affluent community of Lisvane, which is situated only 5 miles north of Cardiff city centre, with close links to the M4 Corridor, and easily accessible to Cardiff and Newport, perfect for commuters.

VIEWINGS

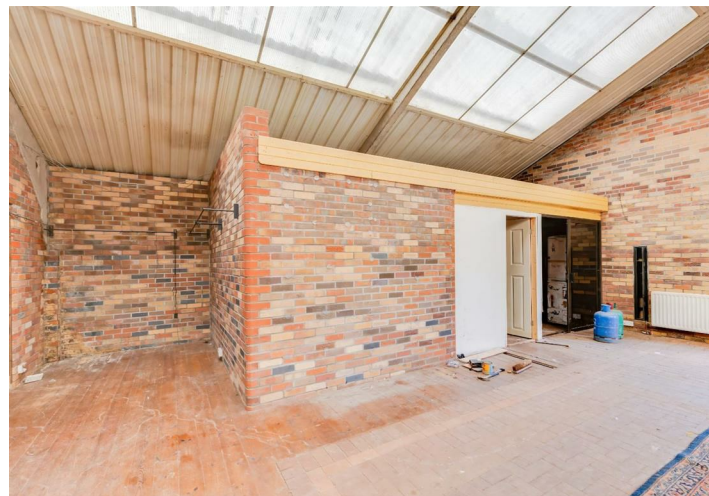
Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

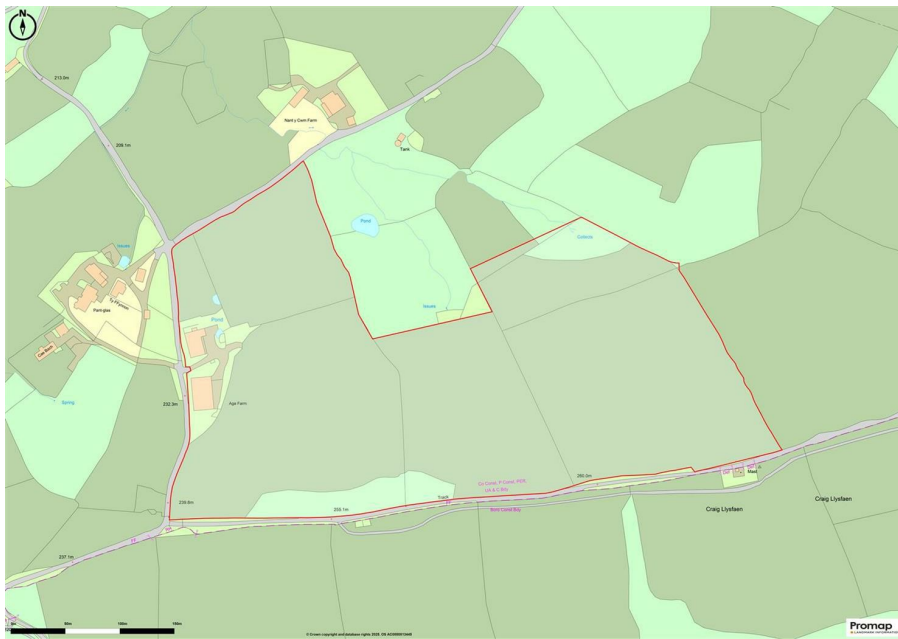
ADDITIONAL INFORMATION

Freehold, Mains Electric, LPG Heating, Mains Water, Private Drainage.

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Aga Farm is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.





SPORTING, TIMBER & MINERAL RIGHTS

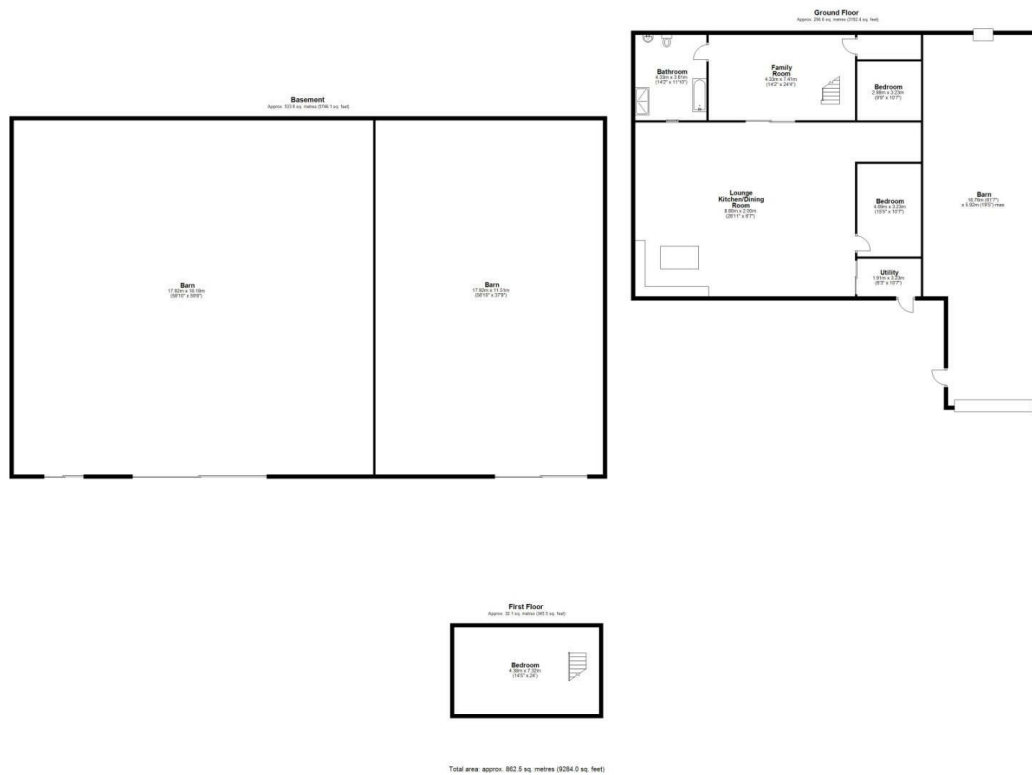
The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe precluded from conducting any further work without consent from NCA.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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